

**MINUTES
ENTERPRISE ZONE COMMISSION MEETING
THURSDAY, JANUARY 3, 2013**

1. CALL TO ORDER

The meeting was called to order by Chair Head at 5:05 p.m.

2. ROLL CALL

Present: Biede, Head, Hornbeck, Jares, Stazzoni and Warren
Absent: Fastenau, Milford and Prichard
CD Staff: Brenda Carrico
Others: Jennifer Cook

3. ADOPTION OF AGENDA

Motion by Biede, second by Stazzoni to adopt the agenda as printed. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF DECEMBER 6, 2012 MEETING

Motion by Warren, second by Stazzoni to adopt the minutes as printed. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION

Presented by staff.

6. REVIEW OF APPLICATION

A. EZ-13-001: SLAJ, LLC – The Seven at Fox Run Landing, Replat 3, Lots 7-10

Carrico began by reintroducing Jennifer Cook who was present at the meeting representing the application. Carrico explained that this application is from a LLC created by Todd Archer and is for four lots located near Fox Run. This area is an area in which the Commission has reviewed and approved several recent housing enterprise zone applications. SLAJ has included their building plan in the application and intends to construct four single family detached homes. The homes will be reversed and will alternate between brick and stone to vary the front elevations. The homes will have two car garages, three bedrooms and be 2,317 square feet in size. The lots will be sodded, a sprinkler system will be installed and a 2” tree will be planted in the front yard. The total project investment is \$671,620 and the homes will be valued at \$167,905 each. Carrico said the developer understood that only the first \$140,000 of value can be claimed for the 10% investment tax credit. Using these numbers, it is estimated that the project will qualify for \$72,000 in enterprise zone incentives.

Jennifer Cook said the homes will be listed with Michelle Hiers but she assisted in preparing the application for SLAJ. She also responded to a question that Todd Archer is the sole member of the LLC and Wallingford Construction from Carter Lake will build the homes.

Stazzoni asked if the proposed homes met all of the covenants required by Fox Run to which Cook responded yes and added that they are seeing more “affordably priced” homes on the back side of the Fox Run development. Hornbeck inquired about the timing of the construction based on the answer in the application. Carrico answered that technically the developer has two years from the date they physically begin construction to complete the project. Hornbeck asked Cook if she had a sense of when the developer might begin the project. Cook replied that

the LLC recently purchased the lots and they want to begin and complete construction all during 2013.

Carrico and the Commission discussed applying for the building permits and whether or not that disqualifies a project from being eligible from enterprise zone benefits. Carrico read the definition of “project initiation” to the Commission as written in the enterprise zone application. The conclusion is that applying for building permits prior to Enterprise Zone Commission/City Council/Iowa Economic Development Authority approval does not disqualify a project from being eligible for benefits.

Motion by Hornbeck, second by Jares to concur with staff’s recommendation and approve the request from SLAJ, LLC for Enterprise Zone benefits on Lots 7-10, The Seven at Fox Run Landing, Replat 3, as submitted on the application. This recommendation is contingent upon the developer meeting all other city codes and ordinances, including, but not limited to the locally adopted Enterprise Zone requirements. The motion carried by a unanimous voice vote of those present.

Carrico stated that City Council will review this application at their meeting on January 14th and recommended to Cook that a representative be present to answer any questions.

7. OTHER BUSINESS

Carrico informed the Commission that she had 18 annual reports to assist with for the 2012 development year. Hornbeck asked if Carrico kept any type of report that would show the status of projects – i.e. when they were completed, when they began, etc. Carrico replied that she did not but could more easily tell the Commission which projects were still underway based on the annual reports that need to be submitted. It is those projects that still have not submitted all of their certificates of occupancy and are classified as incomplete/underway. Carrico added that she was interested in the idea and will look into it further. Stazzoni asked about taking a tour of any of the completed homes and several of the Commissioners agreed. Carrico responded that she could arrange a tour and added that she would do her best to inform the Commission about any open houses/ribbon cuttings that she might hear about (i.e. Bluffs Towers, Kirn Gym, etc.).

8. ADJOURNMENT

Motion by Hornbeck, second by Biede to adjourn the meeting at 5:30 p.m. Motion carried by unanimous voice vote of those present.